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Survey of High River.



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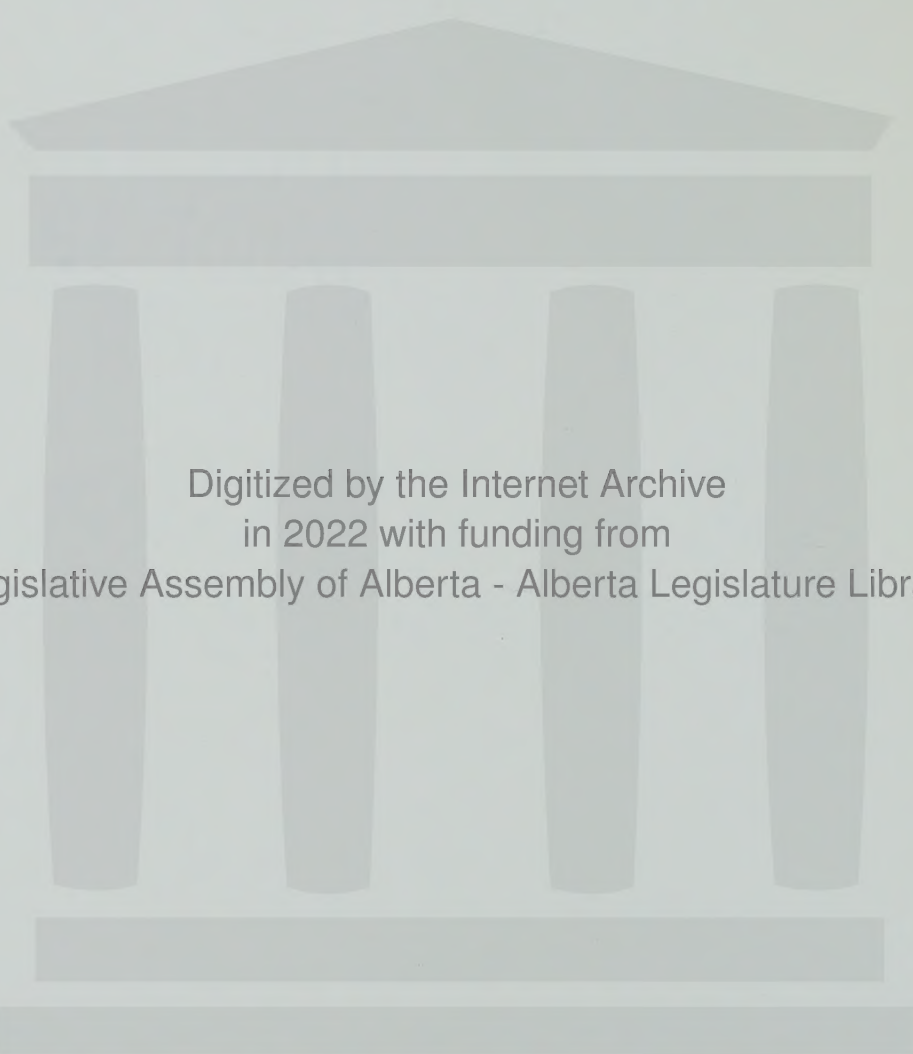


**SURVEY
OF
HIGH RIVER**

PUBLISHED BY THE
Alberta Government Publicity Bureau
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GOVERNMENT OF
THE PROVINCE OF ALBERTA

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Town of High River

(Revised February, 1969)

1. LOCATION

Section 6-19-28 W4 in Census Division No. 6. This location is at Mile 40 on the Calgary-Fort Macleod-Lethbridge line of the Canadian Pacific Railway and 30 miles south of Calgary on Highway No. 2A where it crosses the Highwood River and one mile West of Junction of Highways No. 2 and 23.

2. ALTITUDE

3,405 feet

Latitude - 50/35

Longitude - 113/52 W

3. TEMPERATURE

Average Summer - 57.6 degrees F.

Average Winter - 18.2 degrees F.

Average Annual - 38.4 degrees F.

4. RAINFALL

Average annual Rainfall - 14.8 inches

Average annual Snowfall - 57 inches

Average annual Precipitation - 20.5 inches

5. GEOLOGY

The underlying rocks in the High River district are shale and sandstone which were deposited by streams in lakes and deltas. They are thus fresh water in origin and are several hundred feet thick in this area. The rocks are grouped together by geologists who call them the Paskapoo formation and give them an early Tertiary Age which began some fifty million years ago. Since these rocks were deposited, the North American continent has been uplifted. Consequently, the rocks have been eroded and only a fraction of their original thickness remains. During the Ice Age glaciers moved over this area depositing on the surface boulder clay and similar glacial deposits. Many of the hills and smaller elevations in this area consist of glacial deposits. The Turner Valley oil field lies 18 miles northwest of High River.

6. SOIL

High River lies in the thin black soil zone.

Vegetation

The normal profile is, in the top soil, an average of ten inches in depth and which in its upper three to six inches is black in color. The remainder is usually dark brown. The sub soil is usually brown to dark brown, and the

lime horizon is found at depths of 20 to 30 inches below the surface. Generally, the depth to the lime layer is considered as indicative of the efficiency of rain penetration.

Fertility

Soils in the zone may be fairly well supplied with nitrogen and organic matter, but are usually deficient in phosphorus. In any zone, exhaustive cropping depletes the soil's native nutrient supply and fibre. Good soil management, involving crop rotations and the use of fertilizer, is essential for the adequate replacement of depleted plant nutrients and the maintenance of organic matter.

Land Use

A greater number of soil types can be considered arable than in the brown soil zone. Wheat is the principal crop grown, but considerably more diversification is possible and should be practiced to maintain soil fertility. The non-arable land is generally very good pasture land.

7. HISTORY

The town derives its name from the Highwood River which flows east through the town.

The district dates back to 1730 when the Indian tribes traded horses which originated in the Spanish Colony in California. These horses grazed on the excellent grass in the area.



A fine museum is located in the town, displaying items of common use at the time the district was first settled.

The first survey of the High River country was conducted by the noted surveyor, and trader, David Thompson in the year 1800.

The free traders of 1860 and 1870 were the first white settlers to build along the Highwood River, where three trading posts were established. Camp Spitzie (High River) was known as a trading camp and excellent hunting grounds for the Indians.

High River was on the maps of Indian traders and Mounted Police many years before cattle ranching was established. It was shown as the place where the Highwood River was forded on the trail which led from Fort Macleod to Fort Calgary.

In 1881 the Dominion Government established regulations which permitted ranchers to lease areas up to 100,000 acres at a yearly rent of one cent per acre.

The first building erected on the present townsite was the old High River Hotel, which also functioned as a church, school, clubroom, and dance hall, and was built in 1884. The first church service was held by the Reverend Angus Robertson, a Methodist minister, in this hotel.

The first school house was built in 1886, destroyed by fire in 1898, and rebuilt of stone soon after. The first church building erected was of the Presbyterian faith in 1891.

In 1892, the Canadian Pacific Railway completed the railroad between Fort Macleod and Calgary, which brought a heavy influx of new settlers from Eastern Canada and the British Isles.

From 1889 to 1896 the district suffered great drought. Creeks, rivers and lakes went dry, causing a large outward trek of the new settlers. The wet years of 1897 and 1898 caused another rush of settlers to the district.

In 1907 a two-storey brick town hall was erected. In the same year the municipal-owned steam electric plant started operations, which served the town with power. The plant was sold to the Calgary Power Ltd. in 1926. In 1912 a central water and sewerage plant was completed.

The Canadian Western Natural Gas Ltd. installed natural gas to the community in 1927.

In 1921, a 33-bed municipal hospital was built and the High River Board of Trade was organized in 1927.

8. LIVING CONDITIONS

High River is located along the banks of the Highwood River. It is the social and service centre for a rich farming and ranching area. The town lies in a beautiful setting along the tree-fringed banks of the river where there is a large natural park within the town limits, encircled by a lagoon. The park was dedicated in 1951 and named the "George Lane Memorial Park" in memory of an old time rancher. In the Park there are facilities for picnicking, free camp site with kitchen, paddling pool, water, a children's equipped playground and a softball diamond. Also located in the Park is a Band Stand and stage, horse-shoe pitches, and wishing well. A resident Park Care-

taker is available from May through to September. Across from the park entrance is the Highwood Memorial Centre, which is the pride of the town's population. The building houses a large auditorium with stage and dressing room, banquet room and kitchen, lounge room, library, Canadian Legion lounge, youth room, rifle range and rest room.

For the sportsman there is good fishing and hunting. Trout fishing is available in the nearby creeks and rivers, and ducks, geese, upland game birds, and many kinds of big game await the hunter. There are ample sports available for the non-hunters.

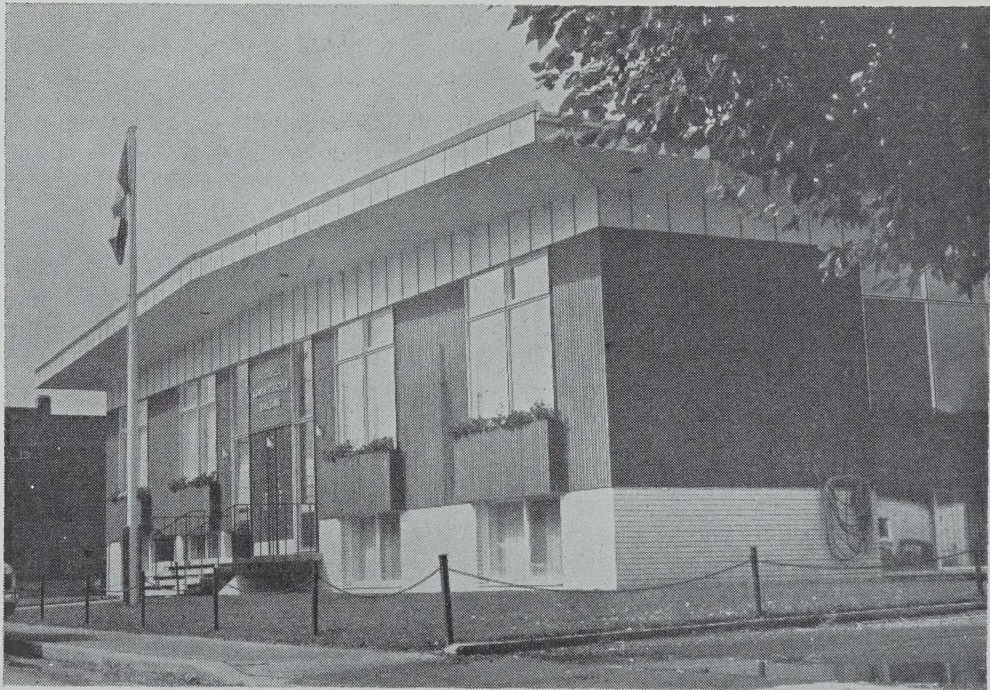
Stability and steady growth express the town's atmosphere. Many fine homes have been built during the last ten years. A five-room modern bungalow rents for approximately \$70.00 per month.

9. ADMINISTRATION

The town is governed by a mayor and six councillors. The towns' affairs are administered by a secretary-treasurer in accordance with the policies set by the council.

10. LAW ENFORCEMENT

Royal Canadian Mounted Police Detachment, 3 corporals and 9 constables, three of which police the town under a contract; one Police Magistrate.



The town is the administrative centre for the municipality of Foothills whose offices are housed in this modern building.

Building Regulations

The town building by-law is in accordance with the National Building Code. Plans for all new buildings, repairs of buildings, or removal of buildings must be approved by council, after which a permit is issued.

Electrical installations must comply with the requirements of the Alberta Electrical Protection Act.

Sanitary installations must comply with the requirements of the Provincial Health Regulations.

Gas installations must comply with the requirements of the Gas Protection Act.

11. FIRE PROTECTION

The fire brigade consists of a fire chief and eighteen volunteer firemen.

Equipment

- 1 - 1947 - 500 GPM pump with 250 gallon tank.
- 1 - 1957 - 3 ton Dodge—250 GPM pump with 500 gallon tank.
- 3,000 feet of 2½ inch hose; 500 feet of 1½ inch hose.
- 2 - 24 foot aluminum extension ladders; 1 - 50 foot aluminum extension ladder.
- 2 - 12 foot roof ladders, boots, coats, axes, etc.
- Resuscitator.



The town is well located with the Highwood River threading its way through the community.

Water Supply

Water is obtained from wells which are fed from the river and piped into a 156,000 gallon elevated tower. There are 66 fire hydrants conveniently located throughout the town.

12. TAX STRUCTURE

	1968 Net Assessment
Land, 100% of value	\$ 756,930
Building & Improvements, 60% of fair value	2,852,690
Other	143,270
	<hr/>
Total Net Assessment	\$3,752,890

Mill Rate

	Mun.	School	Hosp.	Debt. Pay.	Health Unit	Total
Mill Rate	29.8	26.7	5.6	7.0	0.9	70.0 mills

13. AREAS

Total area of town - 680 acres

Streets and roads - 33.8 miles

Parks and playgrounds - 15 acres

Miles of Streets, Roads and Lanes:

	Bituminus	Gravel Improved	Earth	Total
Provincial Main	1.9			1.9
Streets and Roads	10.1	10.5	.7	21.3
Lanes		4.2	1.8	6.
				<hr/>
Total Miles				29.2

There are approximately seven miles of concrete sidewalks.

14. SEWER AND WATER MAIN MILEAGE

Storm Sewers	- Nil
Sanitary Sewers	- 10.75 miles
Water Mains	- 11.30 miles

15. POWER

Three phase, 60 cycle electric power is supplied to the town under a franchise by the Calgary Power Limited.

Residential Service: Rate Code 1-110

Available only for lighting, cooking, domestic power and general household use in private houses and individual apartments used exclusively for residential purposes.

For the first 20 KWHours (or less) per month - \$2.60 gross minimum.
 Subject to a ten day prompt payment discount to make \$2.30 net minimum
 For the next 280 KWHours used per month 1½c net per KWHr
 For all over 300 KWHours used per month 1¼c net per KWHr.

The above rate applies where the consumer's maximum demand does not exceed 10 Kilowatts. A monthly charge of 50c per KW of additional demand may be made.

General Service: Rate Code 2-020

Applicable to commercial establishments and any other premises which do not qualify for the residential service rate.

Demand Charge:

\$1.00 per month per Kilowatt (or fraction thereof) of Demand.

Energy Charge:

The first 40 KWH per KW of Demand 5c per KWHr.

The next 70 KWH per KW of Demand
 (but not over 700 KWH per month) 3c per KWHr.

All additional energy used per month 1¼ per KWHr.

Minimum Charge:

\$2.30 Net per month; or the Demand Charge if greater.



Residents of the town enjoy a high standard of housing, as shown by this residential street.

"Demand" means the maximum 30-minute rate of power delivery expressed in kilowatts, during the billing period, but not less than 75% of the maximum demand occurring in the preceding 12 months and in no case less than 1 KW. Unless a demand meter is installed the Company may establish the demand by test, or by an estimate of the customer's connected load.

The above are net rates applicable on accounts paid within 10 days of the date rendered. The net bill will be increased by 5%, but not less than 30c per month, after the discount date.

Conditions:

1. Meters may be read, and accounts rendered, monthly or bi-monthly at the Company's option.
2. At the Company's option a guarantee deposit may be required, equal to twice the minimum charge or estimated bill.
3. The Charge for reconnection shall be equal to twice the Net Minimum Charge but not more than \$6.00.
4. The above rates apply to service supplied from overhead distribution lines at available standard voltages.

16. WATER

Water is obtained from wells near the river. There is an underground stream flowing at the bottom of the wells which provides a good supply of clear water. The water is pumped into a 156,000 gallon elevated tower and then into the water mains. Calgary Power Limited sell the water to the town and the town operates the distribution system.



Fine substantial buildings line the business streets of High River.

Water Rate - Domestic

Home owners are charged on a fixture basis, which averages around \$43.00 per annum for a five-room house, including the use of outside taps.

The large commercial buildings are metered at the following rate:

First 100,000 gallons or less used per month - 60c per M gallons

All additional gallons used per month - 20c per M gallons.

Water Analysis	Parts per million
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Total Solids	348
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Ignition loss	156
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Hardness	266
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Sulphates	41
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Chlorides	2
-----------	---

Alkalinity	227
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Nature of Alkalinity - Bicarbonate of Lime and Magnesium

Nitrites	Nil
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Nitrates	Nil
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Iron	0.06
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Fluoride	0.20
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Remarks: Water is chemically suitable.

17. GAS

Natural gas is supplied to the town under a franchise by the Canadian Western Natural Gas Company Ltd.

RATE No. 1 - GENERAL RATE

Available to all customers.

First 2 MCF or less \$3.00 per month

All additional MCF 34.5c per MCF

Minimum Monthly Charge - \$3.00.

When accounts are not paid on or before the due date, the charge per MCF other than the first 2 MCF shall be increased by 4c and the Gross Rate so arrived at shall apply.

RATE No. 2 - OPTIONAL RATES

(a) General Service -

Available to all customers whose annual consumption is more than 18,650 MCF.

Fixed Charge \$150.00 per month

Plus Commodity Charge 25c per MCF

Minimum Monthly Charge - \$150.00

When accounts are not paid on or before the due date, the charge per MCF shall be increased by 2c and the Gross Rate so arrived at shall apply.

(b) Special Service -

Available to customers located adjacent to and served directly from the Company's main transmission lines serving the Calgary-Lethbridge System and whose annual consumption is more than 200,000 MCF.

Fixed Charge \$650.00 per month

Plus Commodity Charge 22c per MCF

Minimum Monthly Charge - \$650.00.

RATE No. 3 - OPTIONAL HIGH LOAD FACTOR RATES

(a) General Service -

Available to customers whose annual consumption is more than 10,000 MCF, and whose total consumption during the six meter reading periods ending in May, June, July, August, September and October, is not less than 40 per cent of their total consumption for the year.

Fixed Charge: \$20.00 per month plus \$1.75 per month per MCF of maximum 12-hour demand.

Plus Commodity Charge: First 4,000 MCF per month 17c per MCF

All additional MCF per month 16c per MCF

Minimum Monthly Charge - Fixed Charge.

(b) Special Service -

Available to customers located adjacent to and served directly from the Company's main transmission lines serving the Calgary-Lethbridge System and whose annual consumption is more than 150,000 MCF and whose total consumption during the six meter reading periods ending in May, June, July, August, September and October, is not less than 40 per cent of their total consumption for the year.

Fixed Charge: \$20.00 per month plus \$1.00 per month per MCF of maximum 12-hr. demand.

Plus Commodity Charge: First 75,000 MCF per month 17c per MCF

All additional MCF per month 15 per MCF

Minimum Monthly Charge - Fixed Charge.

DETERMINATION OF DEMAND - RATE No. 3

The maximum 12-hour demand shall be the greatest amount of gas in cubic feet delivered in any twelve consecutive hours during the current billing period or the preceding eleven billing periods as determined by the Company by measurement. The maximum 12-hour demand of a new customer of gas shall be estimated by the Company.

Provided that the Company may, with the approval of the Public Utilities Board, take into consideration in determining the fixed charge the effect of the customer's demand for gas upon the Company's peak load.

GENERAL CONDITION AFFECTING RATES No. 2 and No. 3

These rate schedules are available only on annual contract, which shall continue from year to year thereafter until either party shall give to the other

party, at last thirty days prior to the expiration of any such year, a written notice of desire to terminate same, whereupon at the expiration of such year, it shall cease and determine.

18. L.P. GAS

Heat value - 2520 b.t.u. per cu. ft. at 60 degrees F.

100-lb. cylinders - \$6.00.

Bulk - 13.8c per gallon.

Storage capacity 39,500 gallons.

19. DIESEL FUEL

Heat value - 135,000 to 140,000 b.t.u. per gallon at 60 degrees F.

Winter grade - 17.5c per gallon.

Summer grade - 17.5c per gallon.

Storage capacity - 27,000 gallons.

20. RESOURCES

Wheat and coarse grain, straw, horses, cattle, sheep, hogs, coal, dairy products, poultry products, sand, gravel, gas.



A modern library, with a splendid supply of books, is used by town and district residents.

21. GOVERNMENT OFFICES AND SERVICES

Federal - Post Office, Royal Canadian Mounted Police Detachment; P.F.R.A.

Provincial - Alberta Government Telephone, Liquor Store, Foothills Health Unit, Foothills School Division No. 38, School Division Superintendent, District Agriculturist, Fish and Wildlife Office.

Municipal - Town office at corner of Macleod Trail and 4th Avenue W.; Secretary-Treasurer, committee rooms; foreman of public works; police department; library; Municipal District of Foothills No. 31 headquarters.

22. HEALTH SERVICES

The High River General Hospital No. 11 has 64 beds and 8 bassinets. The hospital is staffed by a matron, assistant matron, Director of Nursing, Administrator, 1 Lab Technician, 1 X-Ray Technician, 1 Physiotherapist, 1 Dietitian, 21 graduate nurses and 16 nursing aides.

Rates -

Residents - \$5.00—first day; \$2.50 thereafter; Non-residents - \$20.00 per day.

Other Health Facilities

Four doctors (plus two doctors attached to hospital staff); two dentists; one chiropractor; one optometrist; two veterinarians; two drug stores; one funeral parlor; one physiotherapy clinic.



The High River Municipal Hospital is a well equipped and well staffed institution.

The Foothills Public Health Unit maintains an office in the town. The Unit is staffed by a doctor; four public health nurses; one secretary-technician; one public health inspector.

23. PROFESSIONAL AND SKILLED PERSONAL SERVICES

(Excluding Health Services)

	No. of Establishments
Accountants	2
Barristers	3
Barbers	4
Beauty Parlors	4
Watch Repairs	3

24. TRANSPORTATION

Canadian Pacific Railway dayliner service between Lethbridge and Calgary via High River - 3 times a week.

Greyhound Bus Lines - Five buses each way daily between Lethbridge and Calgary via High River.

Daily trucking service between Calgary and High River.



The fine recreational area about High River is enjoyed by many visitors, who use the fine picnic and camping park in the town as a base of operations.

25. NEWSPAPERS

High River Times - weekly.

26. COMMUNICATIONS

Alberta Government Telephones; Canadian Pacific Telegraph; Post Office.

Nearest Radio Stations - Calgary (CFAC, CFCN, CKXL, CBR and CHQR.)

Nearest TV Stations - Calgary (CHCT-TV and CFCN-TV).

Radio and television programs from Lethbridge area are also well received in High River.

27. FINANCIAL FACILITIES

Royal Bank of Canada, Canadian Imperial Bank of Commerce, Provincial Treasury Branch.

28. HOTELS

	No. of Rooms	Rates	Beer License
St. George	33	\$2.25 up	Yes
Gateway	30	2.00 up	Yes

29. TOURIST CAMPS

Rainbow Cabins	7	3 Star	\$3.00 up
	1	1 Star	
Riverside Motel	8	3 Star	\$5.00 up

Trailer and Tent Grounds - Town Campgrounds

30. CHURCHES

Anglican, Baptist, Roman Catholic, United, Salvation Army, Nazarene, Lutheran, Christian Reform, Church of Jesus Christ of Latter-day Saints, Jehovah Witness, Full Gospel.

31. LODGES AND SERVICE CLUBS

Masonic, Oddfellows, Eastern Star, Rebekahs, Chamber of Commerce, Rotary, Active Club, Canadian Legion, Women's Auxiliary Canadian Legion.

32. SOCIETIES AND ASSOCIATIONS

Old Timers Association, Fish and Game Association, Athletic Association, Horse Breeders Association, Sketch Club, Handicraft Guild, Home and School Association, Junior Dramatic Club, Curling Association, Golf Association, High River Rodeo Association, Badminton Club, High River Riding Club.



Modern attractive churches serve the needs of the several denominations of the town.

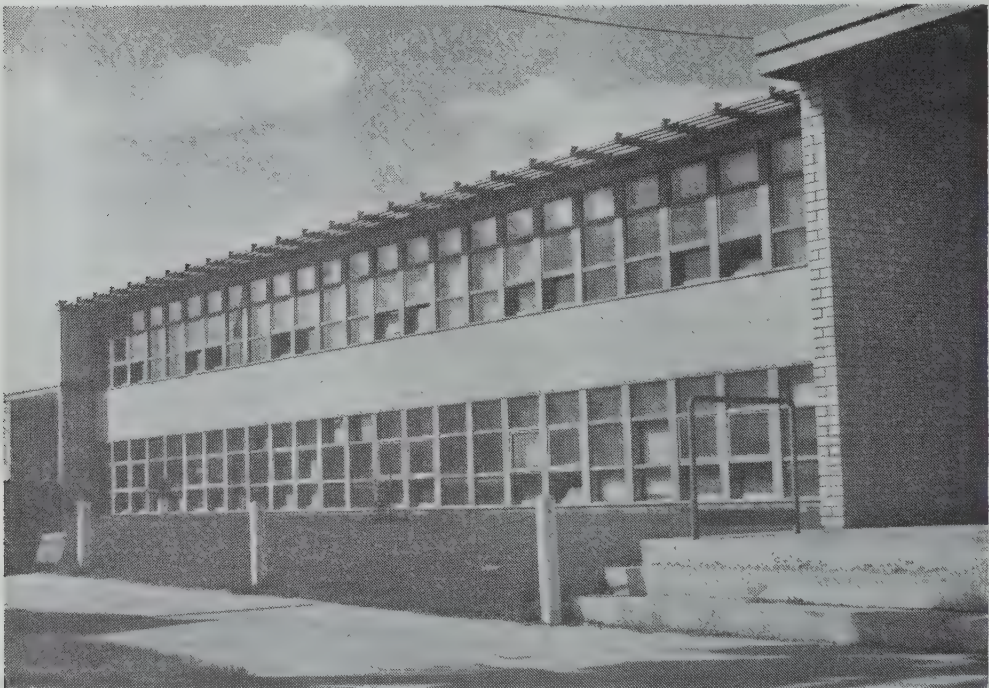
33. EDUCATION

The town schools are a unit of the Foothills School Division No. 38. Grades 1 to 12 are taught along with the following optional subjects: Typing, Bookkeeping, Drama, Art, Home Economics and Shop. The school population is made up as follows:

	Grades	No. of Teachers	No. of Pupils
Elementary	1 - 6	12	371
Junior High	7 - 9	11	219
High	10 - 12	9	153
Music		1	
P.T.		1	

34. THEATRES AND HALLS

	Capacity	Stage	Piano
Wales Theatre	400	Yes	No
I.O.O.F. Hall	200	Platform	Yes
Credit Union Hall	40	No	No
Scout Hall	50	No	No
Highwood Memorial Centre			
Main Assembly Hall	1,200	Yes	Yes
Teen Town in Basement	200	Yes	Yes
Arena	1,700	No	No



Many fine schools are located in the town of High River, such as this modern structure serving students of a wide area.

35. CULTURAL ACTIVITIES

The High River municipal library is sponsored by the town, provincial government grant and membership fees. The library is open every Tuesday and Saturday from 2:00 to 5:00 p.m. and 7:00 to 9:00 p.m. There are over 5,040 volumes in the library.

Other Activities

Camera Club, Handicraft Guild, Sketch Club, Book Club, Dramatic Club, Brass Band (26-piece). The Recreation Committee is responsible for the activities of the town; Athletic Association.

36. YOUTH ACTIVITIES

Boys: Air Cadets, Teen Town, CYO, Cubs, 4-H Club, Hi-C, Scouts, Adventurers.

Girls: Brownies, CYO, Teen Town, 4-H Club, Rangers, Hi-C.

37. SPORTS

Hockey, baseball, softball, swimming, curling, golf, tennis, bowling, indoor rifle range, trap shooting, fishing and hunting.

Sports Facilities

Covered curling rink (four sheets artificial ice), covered arena (artificial ice), swimming and paddling pools, nine-hole golf course, sand greens; rodeo grounds, flat and quarter horse racing, baseball diamond, softball diamond, kiddies' playground located in the park.



The Highwood Memorial Centre is the focal point for public gatherings and social and recreational activities for the town.

38. FAIRS

Little Britches Rodeo
Quarter Hose Racing
Junior Grain and Feed Show
Calf Show

39. HISTORIC SITES

Site of the Highwood River Crossing on the old Fort Macleod Trail.

40. CO-OPERATIVES

Alberta Wheat Pool, United Grain Growers, Credit Union.

41. INDUSTRY AND BUSINESS

Type of Business or Industry	No.	Type of Business or Industry	No.
Accountants	2	Hardware	4
Apartment Blocks	3	Hotels	2
Auctioneer	1	Implement (Farm)	5
Auction Mart	1	Insurance & Real Estate	2
Auto Body Repairs	2	Jewellers	2
Bakery	1	Laundromat	1
Banks	3	Laundry	2
Barbers	4	Leather Goods	3
Barristers	3	Lumber Yards	2
Beauty Parlors	4	Machine Shops	2
Butchers	2	Milk Delivery	1
Building Contractors	5	Motels	2
Bus Line Office	1	Oil Distributors	4
Cartage	1	Optometrist	1
Chiropractor	1	Painters & Decorators	3
Clothing (Men's)	3	Photographer	1
Clothing (Women's)	2	Physiotherapist	1
Cold Storage Locker	1	Plumbers & Gas Fitters	2
Creamery	1	Printer	1
Dairy Burger Drive-Inn	1	Pool Room	1
Dentists.....	2	Propane Gas Distributors	2
Doctors	8	Radio Repairs	3
Drug Stores	2	Restaurants	4
Dry Cleaner	1	Sign Writer	1
Electrical Appliances	2	Tailor & Repairs	3
Electrical Contractors	3	Theatre	1
Florist	1	Theatre (Drive-In)	1
Funeral Parlor	1	Tire Repairs	1
Furniture	1	Trailer Park	1
Garage and Service Station	10	Transport	1
General Stores	3	Upholsterer	1
Grain Elevators	7	Variety Stores	2
Total capacity 725,000 bushels)		Veterinarians	2
Groceries	6	Welding	See Machine Shops

42. SITES

Residential and industrial sites are available from the town or private owners at reasonable prices.

43. INDUSTRIAL DEVELOPMENT

Large scale operations characterize farming in the High River district. Specialized wheat farming is located east of the town, and three-quarters of the cash income in this area is derived from the sale of grain; 16 per cent from cattle; very little from hogs; and some from dairying. Immediately west of High River, farm income from cattle and grain receipts is about equal. The area extending into the foothills is also served by the town and is devoted almost exclusively to large-scale cattle ranching.

44. TRADING AREA

On the north 6 miles; on the west 40 miles; on the south 12 miles; on the east 24 miles.

45. POPULATION

Trading area population -	1968 census - 8,000
Town population -	1968 census - 2,353

